

**WORK SESSION  
OF THE BRIGHAM CITY COUNCIL  
TO DISCUSS AN AMENDMENT TO CHAPTER 29.12, RESIDENTIAL  
AND MULTIPLE RESIDENTIAL DISTRICTS, TO INCLUDE  
STANDARDS FOR RECREATION SPACE, LANDSCAPING  
AND PROTECTION OF SINGLE FAMILY DWELLINGS  
DECEMBER 3, 2009  
6:00 P.M.**

PRESENT:	Lou Ann Christensen	Mayor
	Bruce Christensen	Councilmember
	Reese Jensen	Councilmember
	Ruth Jensen	Councilmember
	Bob Marabella	Councilmember
	Dennis Fife	Mayor Elect
	Tyler Vincent	Councilmember Elect
ALSO PRESENT:	Mark Bradley	City Planner
	Mary Kate Christensen	City Recorder
	Blake Foncesbeck	Public Works Director
	Jared Johnson	Community Development Director
	Bruce Leonard	City Administrator
ABSENT:	Scott Ericson	Councilmember

Mr. Bradley explained that this came to the attention of the City and the Planning Commission due to citizens' concerns with recent developments. One is the Canyon View development at 200 South, specifically the fences, the setback, and the development being next to a single family zoning district. There was also concern when the Canyon Cove was developed. With the Chad Thompson development there were some citizens that were concerned with the setbacks because one building is within six feet of the property line, the fencing and the buffering, and providing recreation area for those residents. There was also concern with Kotter Canyon regarding fencing for the patio homes. There is currently no requirement for fencing. In the development agreement for Upland Square they are allowed to build up to 720 units. There was discussion on what they will provide for open space for that many units. When the Neighborhood Non-Profit Housing was constructed there was also comments from residents. There is a proposed multi-family project on Kirk Nelsen's property that could be 120 units per acre and there has been a lot of concern expressed from residents of Silver Pointe Subdivision.

Mr. Bradley said the Planning Commission brought up the issue of interlocking slats for chain link fences which was discussed in a previous meeting. This type of slat provides more privacy than other slats. But this fence is not the only requirement, vinyl and wood fences would also be allowed. Councilmember Marabella expressed concern with requiring these specific slats because it limits it to one or two suppliers and the cost will be double or triple what they would normally cost. He asked what the intent of the fencing is. Mr. Bradley explained that the purpose is for privacy. He added that there is currently no fencing requirement for multi-family residential zones.

Mayor Christensen read from a newspaper article from the Deseret News, "the City has a very high standard for residential and commercial developments. People want to live here." She felt that anything the City can do to encourage a higher standard, within reason, should be done.

Another revision to the current ordinance is the requirement for a recreation playground area. In a previous meeting there was concern expressed by some of the Council about the number of units that will require a playground area. Councilmember Marabella said his concern was that the Planning Commission looked at what other cities require and it was consistently five or more units. Yet the proposed amendment is for three or more. He has talked to several small builders and they felt this would put an excessive burden on them. Mr. Bradley clarified that it can just be a grassy area, a minimum of 20' x 20'. Councilmember Marabella wondered if there should be some kind of exception if the development is close to an existing park. Mr. Bradley said that could be considered. Mayor Christensen felt that every apartment building should have a place for people to sit down and relax. A grassy area is not very expensive. Ms. Eva Jones from the Planning Commission stated that a neighbor of the Chad Thompson development came to the Planning Commission

and was very upset because people from the development sit on the curb outside his house and smoke because there is no place to do it at the development.

Councilmember Reese Jensen expressed concern with the City putting more restrictions on developers. Councilmember Ruth Jensen stated that Brigham City has been a rural area and now people are starting to feel crowded in and are trying to set boundaries so they can keep their privacy and safety. Ms. Barbara Poelman from the Planning Commission said the City has not had large developments with multiple units until recently.

Councilmember Marabella recommended the requirements be imposed for units of five or more. Mayor Christensen recommended four. That would include four-plexes. The Council felt that four would be a good compromise.

Mr. Bradley addressed the essential service facilities amendment as discussed in a previous meeting. He recommended leaving it in this chapter and then amend Chapter 29.02 to add the definition of essential service facilities. The Council agreed with this.

The ordinance will be put on the December 17, 2009 Council agenda for approval.

The meeting adjourned at 6:45 p.m.